



Carlos Alvarez, Mayor

Planning and Zoning
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

July 17, 2008

Krome Gold Ranches II L. L. L. P.
c/o Juan Mayol
701 Brickell Avenue
Suite 3000
Miami, Florida 33131

Re: Hearing No. 08-6-CZ11-3
Location: Lying north of S.W. 136 Street, between S.W.
177 Avenue and S.W. 187 Avenue, Miami-Dade
County, Florida

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Dear Applicant:

Enclosed herewith is Resolution No. CZAB11-14-08, adopted by the Miami-Dade County Community Zoning Appeals Board 11, which denied your application without prejudice.

You are hereby advised that the decision of the Community Zoning Appeals Board may, can be appealed to The Board of County Commissioners within 14 days after the results have been posted. **The date of posting was July 14, 2008.**

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Sincerely,

Earl Jones
Deputy Clerk

Enclosure

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RESOLUTION NO. CZAB11-14-08

WHEREAS, **KROME GOLD RANCHES II L. L. L. P.** applied for the following:

- (1) GU to EU-2
- (2) UNUSUAL USE to permit a lake excavation.
- (3) UNUSUAL USE to permit a private recreational facility; to wit: a clubhouse, including stables and boat storage.
- (4) To waive the zoning regulations requiring half-section line rights-of-way to be 70' in width; to permit no dedication for theoretical S.W. 182 Avenue and theoretical S.W. 128 Street.
- (5) To permit Lots 33, 34 and 35 with frontages varying from 94.52' to 138.02' (200' required).
- (6) To waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street; to permit a lot containing the private recreation facility with no frontage on a public street (200' required) and to have access to the said lot by means of a private easement.

Upon demonstration that the applicable standards have been satisfied, approval of requests #4 and #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #6 must be considered under Chapter 28 §19(A) of the Public Works Code.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Paradise Lake Ranches, Krome Gold Ranches II, LLLP," as prepared by Perez, Pascual and Kiliddjian and Assocs., consisting of 25 sheets and dated stamped received 2/29/08.

SUBJECT PROPERTY: The south $\frac{3}{4}$ of Section 13, Township 55 South, Range 38 East, less the following parcels:

The east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 55 South, Range 38 East, less the south 40' thereof for right-of-way purposes; A/K/A: Lot 74 of CIARA INVESTMENTS, INC. AND: The west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 55 South, Range 38 East, less the south 40' thereof for right-of-way purposes; A/K/A: Lot 75 of CIARA INVESTMENTS, INC.; AND: The east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 55 South, Range 38 East, less the south 40' thereof for right-of-way purposes; A/K/A: Lot 76 of CIARA INVESTMENTS, INC.

LOCATION: Lying north of S.W. 136 Street, between S.W. 177 Avenue and S.W. 187 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned

in the matter were given an opportunity to be heard, at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-2 (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested unusual uses to permit a lake excavation (Item #2) and a private recreational facility; to wit: a clubhouse, including stables and boat storage (Item #3), and the requests to waive the zoning regulations requiring half-section line rights-of-way to be 70' in width; to permit no dedication for theoretical S.W. 182 Avenue and theoretical S.W. 128 Street (Item #4), to permit Lots 33, 34 and 35 with frontages varying from 94.52' to 138.02' (Item #5) and to waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street; to permit a lot containing the private recreation facility with no frontage on a public street and to have access to the said lot by means of a private easement (Item #6), would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested unusual uses (Items #2 & 3) would have an adverse impact upon the public interest and should be denied, and

WHEREAS, a motion to deny Items #1 through 6 without prejudice, was offered by Ileana R. Vazquez, seconded by Jay Reichbaum, and upon a poll of the members present the vote was as follows:

Miguel Cervera	aye	Beatriz Suarez	aye
Patricia G. Davis	aye	Ileana R. Vazquez	aye
Jay Reichbaum	aye	Jeffrey Wander	aye
Domingo Castillo		nay	

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 11, that the requested district boundary change to EU-2 (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED, that the requested unusual uses to permit a lake excavation (Item #2) and a private recreational facility; to wit: a clubhouse, including stables and boat storage (Item #3), and the requests to waive the zoning regulations requiring half-section line rights-of-way to be 70' in width; to permit no dedication for theoretical S.W. 182 Avenue and theoretical S.W. 128 Street (Item #4), to permit Lots 33, 34 and 35 with frontages varying from 94.52' to 138.02' (Item #5) and to waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street; to permit a lot containing the private recreation facility with no frontage on a public street and to have access to the said lot by means of a private easement (Item #6), and be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 8th day of July, 2008.

Hearing No. 08-6-CZ11-3
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-12-08 adopted by said Community Zoning Appeals Board at its meeting held on the 8th day of July, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of July, 2008.



Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL

